

City of Burlingame
1214 Donnelly Avenue Project

Mitigation, Monitoring and Reporting Program (MMRP)

City File No: ND-607-P

Prepared for:

City of Burlingame
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Mitigation, Monitoring, and Reporting Program

<i>Environmental Factor</i>	<i>Mitigation Measures</i>	<i>Level of Environmental Impact</i>	<i>Responsible Party</i>	<i>Timing</i>
Aesthetics	<p>Mitigation Measure AES-1: The project developer shall install low-profile, low-intensity lighting directed downward to minimize light and glare. Exterior lighting shall be low mounted, downward casting, and shielded. In general, the light footprint shall not extend beyond the periphery the property. Implementation of exterior lighting fixtures on all buildings shall also comply with the standard California Building Code (Title 24, Building Energy Efficiency Standards) to reduce the lateral spreading of light to surrounding uses, consistent with City Municipal Code 18.16.030 that requires that all new exterior lighting for residential developments be designed and located so that the cone of light and/or glare from the light element is kept entirely on the property or below the top of any fence, edge or wall. In addition, lighting fixtures would not be located more than nine feet above adjacent grade or required landing; walls or portions of walls would not be floodlit; and only shielded light fixtures which focus light downward would be used, except for illuminated street numbers required by the fire department.</p>	Less than Significant with Mitigation Incorporated	Project Applicant	Project design and construction
Air Quality	<p>Mitigation Measure AQ-1: Note that the Envision Burlingame 2040 General Plan Policy HP-3.11 Dust Abatement and Policy HP-3.12 Construction Best Practices requires that projects apply BAAQMD-</p>	Less than Significant with Mitigation Incorporated	Project Applicant	Project design and construction

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	<p>recommended BMPs to control dust from construction projects. During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level. Additional measures are identified to reduce construction equipment exhaust emissions. The contractor shall implement the following BMPs that are required of all projects:</p> <ol style="list-style-type: none"> 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). 			

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	<ol style="list-style-type: none"> 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. 8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s phone number shall also be visible 			

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	to ensure compliance with applicable regulations.			
Air Quality	<p>Mitigation Measure AQ-2: Selection of equipment during construction to minimize emissions. Such equipment selection would include the following:</p> <p>The project shall develop a plan demonstrating that the off-road equipment used on site to construct the project would achieve a fleet-wide average 20-percent reduction in DPM exhaust emissions or greater. One feasible plan to achieve this reduction would include the following:</p> <ul style="list-style-type: none"> ▪ All diesel-powered off-road equipment, larger than 25 horsepower, operating on the site for more than two days continuously shall, at a minimum, meet U.S. EPA particulate matter emissions standards for Tier 3 engines that include CARB-certified Level 3 Diesel Particulate Filters (DPF)12 or equivalent. Alternatively, equipment that meets U.S. EPA Tier 4 standards for particulate matter or the use of equipment that includes electric or alternatively-fueled equipment (i.e., non-diesel) would meet this requirement. 	Less than Significant with Mitigation Incorporated	Project Applicant	Project design and operation
Biological Resources	Mitigation Measure BIO-1: Activities related to the project, including, but not limited to, vegetation removal, ground disturbance, and construction and	Less than Significant with Mitigation Incorporated	Project Applicant	Project design and construction

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	<p>demolition shall occur outside of the bird breeding season (February 1 through August 31) if feasible. If construction will commence during the breeding season, then a pre-construction nesting bird survey shall be conducted no more than 7 days prior to initiation of ground disturbance and vegetation removal. The nesting bird pre-construction survey shall be conducted within the disturbance footprint and a 300-foot buffer for raptors and 150-foot buffer for passerines where access can be authorized. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in San Mateo County.</p> <p>If nests are found, an avoidance buffer (which is dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the avian biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.</p>			

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Cultural Resources	<p>Mitigation Measure CUL-1: In the event Native American or other archaeological resources are encountered during construction, work shall be halted within 100 feet of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations.</p> <p>If an archaeological site is encountered in any stage of development, a qualified archeologist will be consulted to determine whether the resource qualifies as an historical resource or a unique archaeological resource. In the event that it does qualify, the archaeologist will prepare a research design and archaeological data recovery plan to be implemented prior to or during site construction. The archaeologist shall also prepare a written report of the finding, file it with the appropriate agency, and arrange for curation of recovered materials.</p>	Less than Significant with Mitigation Incorporated	Project Applicant/ Qualified Archaeologist/City	During construction

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Cultural Resources	Mitigation Measure CUL-2: In the event that human remains are discovered during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains. The county coroner shall be informed to evaluate the nature of the remains. If the remains are determined to be of Native American origin, the Lead Agency shall work with the Native American Heritage Commission and the applicant to develop an agreement for treating or disposing of the human remains.	Less than Significant with Mitigation Incorporated	Project Applicant/City	During construction
Geology and Soils	Mitigation Measure GEO-1: Project design and construction shall adhere to Title 18, Chapter 18.28 of the City Municipal Code, and demonstrate compliance with all design standards applicable to the California Building Code Zone 4 would ensure maximum practicable protection available to users of the buildings and associated infrastructure.	Less than Significant with Mitigation Incorporated	Project Applicant	Project design, prior to issuance of building permit

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Geology and Soils	Mitigation Measure GEO-2: Foundations of the project will be reinforced to tolerate differential soil movement. The project may be supported on a reinforced concrete mat foundation bearing on a properly prepared and compacted soil subgrade and a non-expansive fill section. Alternately, the project may be supported on a conventional spread footing foundation bearing on stiff native soils. Implementation of a reinforced foundation would reduce the potential for damage caused by liquefaction.	Less than Significant with Mitigation Incorporated	Project Applicant / Qualified Paleontologist/City	During construction
Geology and Soils	Mitigation Measure GEO-3: Project design and construction, including excavation activities, shall comply with Chapter 33 of the CBC, which specifies the safety requirement to be fulfilled for site work. This would include prevention of subsidence and pavement or foundations caused by dewatering.	Less than Significant with Mitigation incorporated	Project Applicant	Project design and construction

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Geology and Soils	Mitigation Measure GEO-4: The applicant shall prepare a monitoring program to determine the effects of construction on nearby improvements, including the monitoring of cracking and vertical movement of adjacent structures, and nearby streets, sidewalks, utilities, and other improvements. As necessary, inclinometers or other instrumentation shall be installed as part of the shoring system to closely monitor lateral movement. The program shall include a pre-construction survey including photographs and installation of monitoring points for existing site improvements.	Less than Significant with Mitigation incorporated	Project Applicant	Pre-construction, during construction
Geology and Soils	Mitigation Measure GEO-5: A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.	Less than Significant with Mitigation incorporated	Project Applicant / Qualified Paleontologist/City	During construction
Hazards and Hazardous Materials	Mitigation Measure HAZ-1: The contractor shall comply with Title 8, California Code of Regulations/Occupational Safety and Health Administration requirements that cover construction work where an employee may be exposed to lead. This includes the proper removal and disposal of	Less than Significant with Mitigation Incorporated	Project Applicant/Contractor	During Construction

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	peeling paint, and appropriate sampling of painted building surfaces for lead prior to disturbance of the paint and disposal of the paint or painted materials.			
Hazards and Hazardous Materials	Mitigation Measure HAZ-2: The applicant shall contract a Certified Asbestos Consultant to conduct an asbestos survey prior to disturbing potential asbestos containing building materials and following the Consultant's recommendations for proper handling and disposal.	Less than Significant with Mitigation Incorporated	Project Applicant	Project design, prior to issuance of a building permit
Hazards and Hazardous Materials	Mitigation Measure HAZ-3: Workers handling demolition and renovation activities at the project site will be trained in the safe handling and disposal of any containments with which they are handling or disposing of on the project site.	Less than Significant with Mitigation Incorporated	Project Applicant/Contractor	During Construction
Noise	Mitigation Measure NOI-1: Prior to the issuance of building permits, mechanical equipment shall be selected and designed to reduce impacts on surrounding uses to meet the City's 60 dBA daytime and 50 dBA nighttime requirements at the property lines of surrounding noise sensitive uses. Section 5.2.5.8 of the City of Burlingame DSP includes a provision for rooftop equipment: Mixed-use buildings with a residential component should exhibit rooflines and architectural character consistent with the Downtown commercial character. Rooftop equipment shall be concealed	Less than Significant with Mitigation Incorporated	Project Applicant/Contractor	During Construction

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	<p>from view and/or integrated within the architecture of the building and screened for noise.</p> <p>A qualified acoustical consultant shall be retained to review mechanical noise as these systems are selected to determine specific noise reduction measures necessary to reduce noise to comply with the City’s noise level requirements. Noise reduction measures could include, but are not limited to, selection of equipment that emits low noise levels and/or installation of noise barriers, such as enclosures and parapet walls, to block the line-of-sight between the noise source and the nearest receptors</p>			
Noise	<p>Mitigation Measure NOI-2: As required under Section 9.9.20 of the City of Burlingame DSP, loaded truck and other vibration-generating equipment shall avoid areas of the project site that are located near existing residential uses to the maximum extent possible to still meet construction goals.</p> <p>Additionally, the following measures would be implemented during construction:</p> <ul style="list-style-type: none"> ▪ Operating equipment on the construction site shall be placed as far as possible from vibration-sensitive receptors. ▪ Smaller equipment shall be used to the extent feasible to minimize vibration levels below the limits. 	Less than Significant with Mitigation Incorporated	Project Applicant/Contractor	During construction

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	<ul style="list-style-type: none"> <li data-bbox="506 313 1035 410">▪ Use of vibratory rollers, tampers, and impact tools near sensitive areas shall be avoided to the extent feasible. <li data-bbox="506 435 1035 605">▪ Neighbors within 500 feet of the construction site shall be notified of the construction schedule and that there could be noticeable vibration levels during project construction activities. <li data-bbox="506 630 1035 1117">▪ If heavy construction is proposed within 12 feet of commercial structures and/or 18 feet of residential structures, a construction vibration-monitoring plan shall be implemented prior to, during, and after vibration generating construction activities located within these setbacks. All plan tasks shall be undertaken under the direction of a licensed Professional Structural Engineer in the State of California and be in accordance with industry accepted standard methods. The construction vibration monitoring plan should be implemented to include the following tasks: <ul style="list-style-type: none"> <li data-bbox="506 1141 1035 1344">▪ The contractor shall conduct a photo survey, elevation survey, and crack monitoring survey for structures located within 25 feet of construction. Surveys shall be performed prior to and after completion of vibration generating construction 			

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	<p>activities located within 25 feet of the structure. The surveys shall include internal and external crack monitoring in the structure, settlement, and distress, and shall document the condition of the foundation, walls and other structural elements in the interior and exterior of the structure.</p> <ul style="list-style-type: none"> <li data-bbox="506 610 1031 883">▪ The contractor shall conduct a post-survey on the structure where either monitoring has indicated high levels or complaints of damage. Make appropriate repairs in accordance with the Secretary of the Interior’s Standards where damage has occurred as a result of construction activities. <li data-bbox="506 911 1031 1078">▪ The contractor shall designate a person responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site. <li data-bbox="506 1105 1031 1344">▪ The results of any vibration monitoring shall be summarized and submitted in a report shortly after substantial completion of each phase identified in the project schedule. The report will include a description of measurement methods, equipment used, calibration certificates, and graphics as 			

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	required to clearly identify vibration-monitoring locations. An explanation of all events that exceeded vibration limits will be included together with proper documentation supporting any such claims.			
Tribal Cultural Resources	See Mitigation Measure CUL-1 and CUL-2 .	Less than Significant with Mitigation Incorporated	See Mitigation Measure CUL-1 and CUL-2 .	See Mitigation Measure CUL-1 and CUL-2 .
Utilities and Service Systems	Mitigation Measure UTIL-1: The project sponsor shall coordinate with the City Engineer to improve the public sanitary sewer infrastructure. Prior to issuance of a building permit, project sponsors shall develop a plan to facilitate sanitary sewer improvements. The plan shall include a schedule for implementing sanitary sewer upgrades that would occur within the development site and/or contribution of a fair share fee toward those improvements, as determined by the City Engineer. The plan shall be reviewed by the City Engineer.	Less than Significant with Mitigation incorporated	Project Applicant	Pre-construction, during construction
Utilities and Service Systems	Mitigation Measure UTIL-2: Prior to issuance of a building permit, development plans for projects proposed in the Plan Area, shall be reviewed by the Fire Marshal to determine if fire flow requirements would be met given the requirements of the proposed project, and the size of the existing water main(s). If the Fire Marshal determines improvements are needed for fire protection	Less than Significant with Mitigation incorporated	Project Applicant	Pre-construction, during construction

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	services, the project sponsor shall be required to provide a plan to supply adequate water supply for fire suppression to the project site, consistent with the Fire Marshal's requirements. The plan shall be reviewed by the Fire Marshal. The project sponsor shall be responsible for implementation of the plan including installation of new water mains, and/or incorporation of fire water storage tanks and booster pumps into the building design, or other measures as determined by the Fire Marshal.			

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